

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2016-0076 – 7605 Wynne Lane Rezoning **Z.A.P. DATE:** September 6, 2016

**ADDRESS:** 7605 Wynne Lane

**DISTRICT:** 5

**OWNER/APPLICANT:** Jimmy Salas and Violeta Orduna

**ZONING FROM:** MH

**TO:** SF-3

**AREA:** 0.3187 acres  
(13,883 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant family residence (SF-3) district zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

September 6, 2016: *APPROVED SF-3 DISTRICT ZONING AS STAFF RECOMMENDED,  
BY CONSENT*

*[A. DENKLER; Y. FLORES – 2<sup>ND</sup>] (10-0) J. KIOLBASSA – ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject lot is within the Brownleaf Estates subdivision and is undeveloped. Brownleaf Estates and Greenleaf Estates, the adjacent subdivision to the south are manufactured home subdivisions and were zoned mobile home residence (MH) district in the mid-1980s. Most of the lots contain one or more manufactured homes, although a few lots have single family residence or two-family residence uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to build a single family residence, duplex or two-family residential use on the lot on the lot. Staff supports the Applicant's request because the property is located in an area that is developed with a mixture of manufactured homes and single family residences. The SF-3 zoning district would be compatible and consistent with the surrounding uses, and there are existing SF-2 and SF-3 zoned properties located to the north, south and west that are currently developed with single family residential uses. In addition, many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MH	Undeveloped
<i>North</i>	MH; SF-2	Manufactured homes; Undeveloped; Single family residence
<i>South</i>	MH; SF-3; SF-2	Manufactured homes; A couple single family residences
<i>East</i>	SF-2	Single family residences in the Elmwood Estates subdivision
<i>West</i>	MH; SF-3	Manufactured homes; A couple single family residences

**AREA STUDY:** N/A**TIA:** Is not required**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

Casey Elementary School

Bedichek Middle School

Akins High School

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association

39 – Matthews Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1340 – Austin Heritage Tree Foundation

1363 – SEL Texas

1424 – Preservation Austin

1429 – Go!Austin/Vamos!/Austin (GAVA)-78745

1447 – Friends of the Emma Barrientos MACC

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2015-0140 – Latta Rezoning – 7505 Wynne Ln	MH to SF-2	To Grant	Apvd (12-10-2015).
C14-2014-0122 – LeBoeuf Rezoning – 7900 Wynne Ln	MH to SF-1	To Grant	Apvd (9-25-2014).
C14-2012-0110 – Arriaga and	MH to SF-3	To Grant	Apvd (11-1-2012).

Maldonado Project – 7600 Wynne Ln			
C14-2011-0056 – Najar – 7503 Wynne Ln	MH to SF-3	To Grant	Apvd (07-28-2011).
C14-2008-0001 – Reno – 1000 & 1002 Reno Dr.	MH to SF-3	To Grant	Apvd (3-6-2008).
C14-03-0095 – Tolliver Zoning – 7705 Wynne Ln.	MH to SF-3	To Grant	Apvd (8-28-2003).
C14-92-0002 – Lee Zoning Change – 7702 Wynne Ln.	MH to SF-2	To Grant	Apvd (2-13-1992).

**RELATED CASES:**

The property is platted as Lot 7, Block A of the Brownleaf Estates subdivision, recorded in January 1967 (C8-66-003). Please refer to Exhibit B. The City of Austin initiated MH zoning on the property and it was approved by Council in March 1985 (C14-84-425).

**ABUTTING STREETS:**

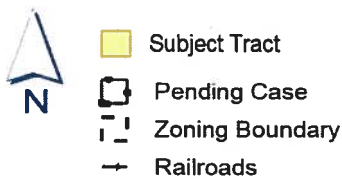
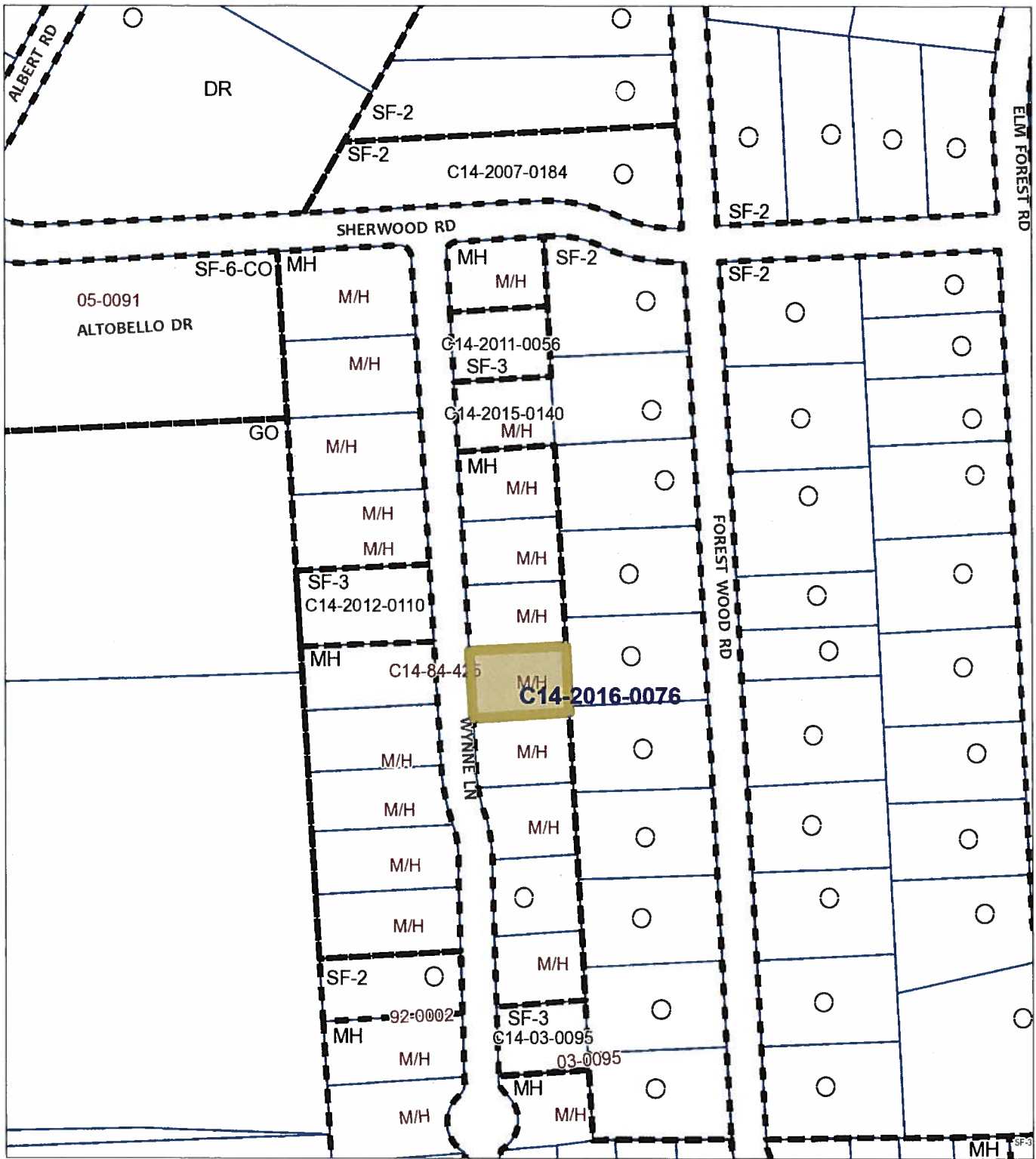
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Wynne Lane	50 feet	22 feet	Local	No	No	No

- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Wynne Lane.

**CITY COUNCIL DATE:** October 13, 2016**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



100 200 Feet

1" = 200'

## ZONING

ZONING CASE#: C14-2016-0076

EXHIBIT A

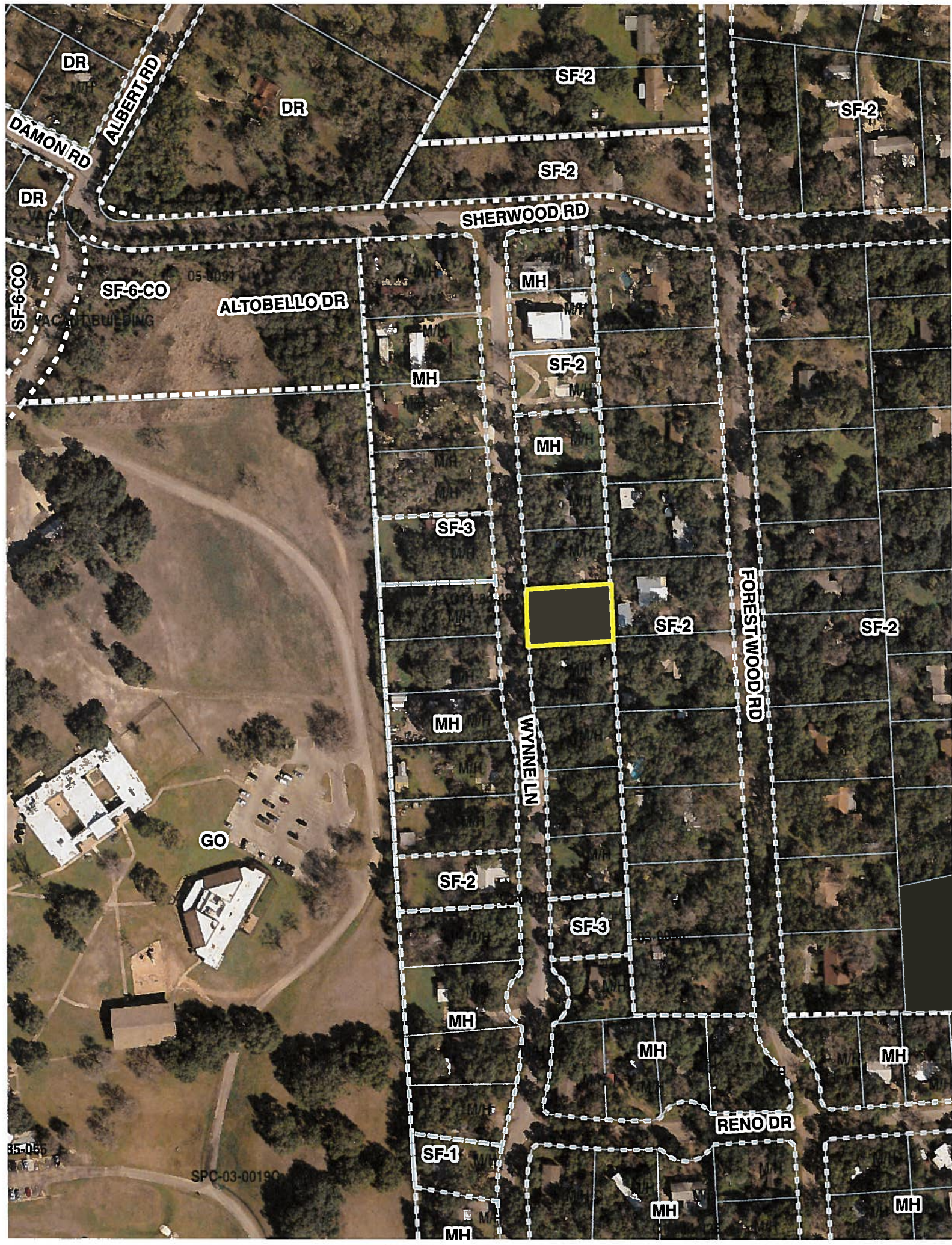


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 09/09/16





DR

DAMON RD

ALBERT RD

DR

SF-2

SF-2

SF-2

SHERWOOD RD

SF-6-CO

05-0091

ALTOBELLO DR

SF-6-CO

VACANT BUILDING

MH

MH

SF-2

MH

SF-3

SF-2

SF-2

FORESTWOOD RD

WYNNE LN

MH

GO

SF-2

SF-3

MH

MH

MH

RENO DR

SF-1

MH

MH

35-056

SPC-03-00190



STATE OF TEXAS  
COUNTY OF TRAVIS

That I, R. F. McCreary, owner of that certain 11.801 acre, head of land out of Lot 2, Pittsburg, Oklahoma, containing 11.801 acres, more or less, in Garfield County, Texas, as conveyed by deed recorded in the Public Land Office and Register's Office of Garfield County, Texas, do hereby subdivide and convey the above described land, together with the oil and gas rights therein, to be known as SEVENTEEN ESTATES, and do hereby attest to the truth of the facts and statements shown herein.

WITNESSE my hand this 19 day of October, A.D. 1922

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for Travis County, Texas on this day personally appeared Edith Mary Brown, known to me to be the person whose name is subscribed to the foregoing instrument and of acknowledged age and sound mind, and declared to me that she executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this 19 day of September, A.D. 1960

APPROVED FOR ACCEPTANCE  
On the 9<sup>th</sup> day of January, A.D. 1944

ACCEPTED AND AUTHORIZED FOR RECORD

FILED FOR RECORD

FILED FOR RECORD  
AT 11:20 a.m. on the 10 day of January, A.D. 1923 Miss Emily Lumborg, Clerk, County Court, Travis  
County, Texas.  
J. B. Bostick, Clerk

STATE OF TEXAS  
COUNTY OF TRAVIS

Miss Emily Lumburg, Clerk of the County Court within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on this 20th day of December, A.D. 1911, at 11 o'clock, A.M., and duly recorded on the 21st day of December, A.D. 1911, at 11 o'clock, A.M., and the original of the same is now on file in my office.

Witness my hand and seal of office on the 20th day of December, A.D. 1911.

Miss Emily Lumburg, Clerk. County Court, Travis County, Texas.

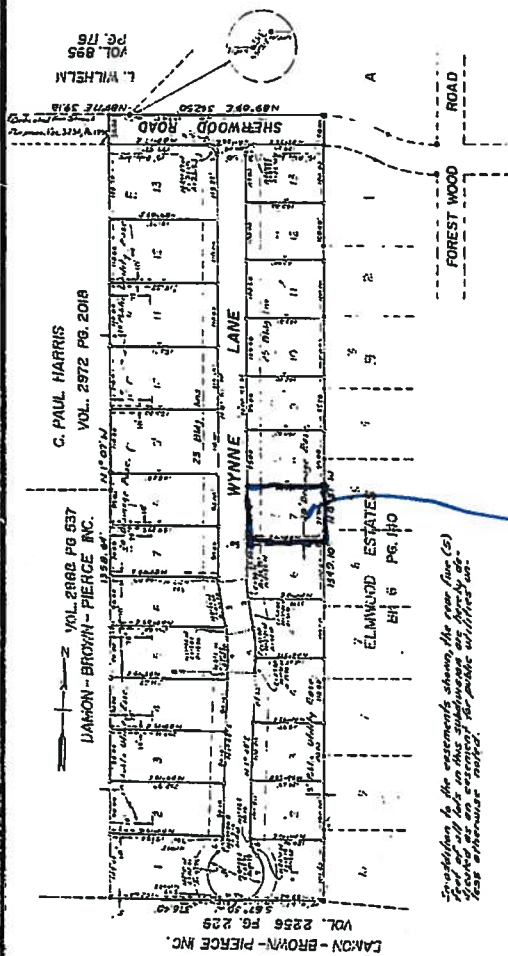
In approving this plat by the Commissioner's Court of Tama County, Iowa, it is understood that the buildings of all streets, alleys, and other public thoroughfares shall be the responsibility of the owner or owners thereof, and that the plat is approved subject to this plat in accordance with laws and specifications previously granted to the Commissioner's Court of Tama County, Iowa, and that the Commissioner's Court of Tama County, Iowa, assumes no obligation to supply any of the streets, roads, or other public thoroughfares shown on this plat, or on a lot or lots adjacent therewith.

STATE OF TEXAS  
COUNTY OF TRAVIS

I am a female lawyer, clerk of the County Court and wife of the County and State Treasurer. I have been married 10 years, and have 3 children. I was born in the State of New York, and have been a resident of this State since 1850. I was educated in the common schools of this State, and attended the University of the State of New York for 4 years. I was admitted to the bar in 1860, and have since that time been practicing law in this State. I have been a member of the New York State Bar Association since 1865, and have been a member of the New York State Association of Women Lawyers since 1870. I have been a member of the New York State Association of Women Lawyers since 1870, and have been a member of the New York State Association of Women Lawyers since 1870.

Emilie L. Linder  
Emling Linder, Clerk, County Court  
Tulsa County, Texas

CS.66-3



**BROWNLEAF / ESTATES**

In addition to the easements shown, the rear five (5) feet of all lots in this subdivision are hereby dedicated as an easement for public utilities.

[illegible]

**LEGEND**

I HEREBY CERTIFY THAT ABOVE CITY CODE CHAPTER

SURVEYED AND PREPARED BY  
S. A. GARZA C.E.  
CONSULTING ENGINEER  
400 STEVENSON BLVD.

**DOI: 10.1002/for**

**SEPTIC TANK NOTE**

Each house in this subdivision shall be connected to a septic tank of a design approved by the City-County Health Dept.

## REZONING AREA

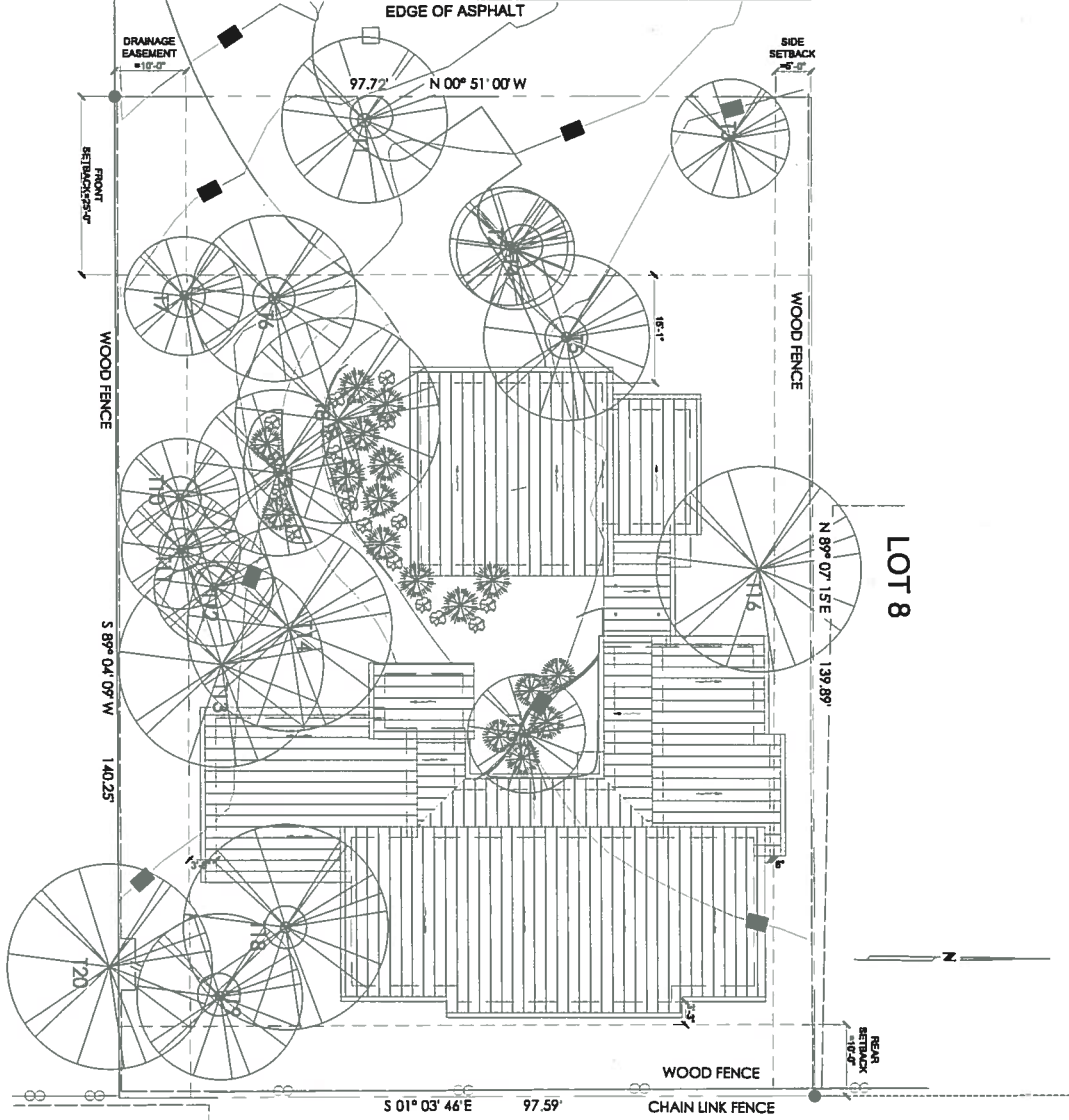
RECORDED  
PLAT

EXHIBIT B

PLAN NORTH

# WYNNE LANE

(50' R.O.W.)



## TREE TABLE

TACH	Description
T1	22' Oak
T2	14' Oak
T3	12' Oak
T4	20' Oak
T5	16' Oak
T6	19' M.S. Oak
T7	15' Oak
T8	21' Oak
T9	14' Oak
T10	12' Oak
T11	14' Oak
T12	13' Oak
T13	25' Oak
T14	25' M.S. Oak
T15	13' Ash
T16	37' M.S. Oak
T17	7' Hackberry
T18	18' Oak
T19	15' Oak
T20	26' Oak
M.S.	Multi-Stem

PROGRESS SET:  
NOT FOR  
CONSTRUCTION

JIMMY SALAS FAMILY RESIDENCE  
7605 WYNNE LANE  
AUSTIN, TEXAS

NEGRETE & KOLAR  
ARCHITECTS LLP

11720 N. H-58  
AUSTIN TEXAS 78758  
PH: 512.474.6024  
304 E. STUBBS STREET  
EDINBURGH, TX 78039  
PH: 281.384.5611  
FAX: 281.384.5613

PROPOSED  
RESIDENCE

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

*1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The property in question meets the minimum size requirements for development in an SF-3 district.

*2. The proposed zoning should promote consistency, and orderly planning.*

The SF-3 zoning district would be compatible and consistent with the surrounding uses because there is existing SF-2 and SF-3 zoning located to the south and southeast that is currently developed with single family residential uses.

Many of the manufactured homes located along Wynne Lane have been enclosed with framed facades making it difficult to recognize them as manufactured homes and not single-family structures.

*3. The proposed zoning should allow for a reasonable use of the property.*

The SF-3 zoning district would allow for a fair and reasonable use of the lot. SF-3 zoning is appropriate for this location because it will be consistent with the residential character of the area.

**EXISTING CONDITIONS****Site Characteristics**

The subject lot is undeveloped and has moderate vegetative over. There appear to be no significant topographical constraints on the site.



### **Impervious Cover**

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

### **Comprehensive Planning**

This zoning case is located on east side of Wynne Lane. The undeveloped property is approximately 0.30 acres in size and is not located in an area with an adopted neighborhood plan. The surrounding uses are residential. The proposed use is a residential.

### **Imagine Austin**

Based on the comparative scale of this site relative to other nearby residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep

slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

### **Site Plan**

If rezoned, the site shall be subject to the following BASE DISTRICT REQUIREMENTS: SF-3 zoning. The building shall maintain a minimum 25 foot setback from the front or east property line in a SF-3 Zoning District. The interior side yards shall maintain minimum 5 foot setbacks from the north and south property lines. The rear yard setback shall maintain a minimum of 10 feet from the west property line. Maximum height is 35 feet, maximum building coverage is 40% and maximum impervious cover is 45%.

### **Transportation**

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC Section 25-6-113].

### **Water / Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.